

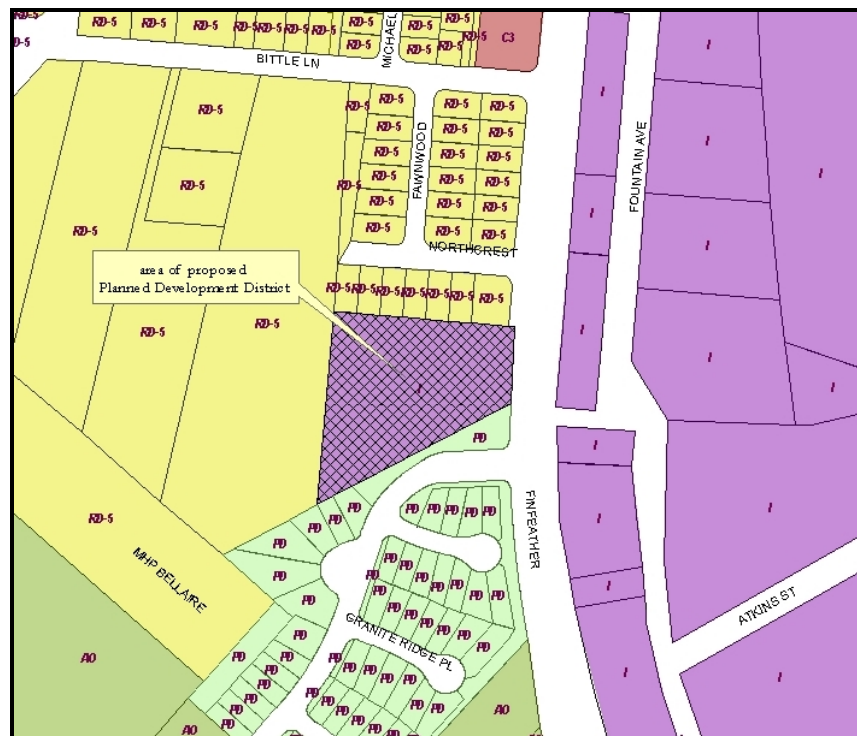
PLANNING AND ZONING COMMISSION  
STAFF REPORT

November 16 of 2006



**RZ 06-37: Jeff Waltemathe**

- CASE DESCRIPTION:** a request to change the zoning classification from an 'I' Industrial District to a 'PD' Planned Development District to allow a wholesale plant nursery
- LOCATION:** 3.93 acres of land out of Zeno Phillips Survey A-45, located on the west side of the 2000 block of Finfeather Road between Cottage Grove Circle and Northcrest Drive in southwestern Bryan, Brazos County, Texas
- EXISTING LAND USE:** vacant acreage; telecommunication tower
- APPLICANT(S):** Jeff Waltemathe, of Robstown, Texas
- AGENT:** Garrett Engineering, Inc.
- STAFF CONTACT:** Martin Zimmermann, Senior Planner
- SUMMARY RECOMMENDATION:** Staff recommends **approval** of this proposed Planned Development District to allow a wholesale plant nursery on this property in accordance with the submitted development plan.



*[INSERT DEVELOPMENT PLAN HERE]*

## **BACKGROUND:**

The subject property is 3.93 acres in size and zoned 'I' Industrial District. A telecommunications tower and related equipment occupy approximately 5,600 square feet of this otherwise vacant property. The subject property is adjoined by residential uses and zoning districts on three of its four sides. Finfeather Road, a minor arterial street, extends along this site's east boundary.

The applicant is a prospective purchaser of this property. He desires to operate a wholesale plant nursery for the growth, display and/or sale of plants, shrubs and trees at this location. Proposed development features include outdoor display areas and greenhouses as well as an area where office and storage buildings and off-street parking is planned. Please also refer to attached development plan.

Plant materials are proposed for distribution to other merchants or firms who will, in turn, distribute them to the ultimate consumer. The proposed use emphasizes on-site sales and order taking. The business is proposed to be open to the general public, but sales to the general public are limited.

This development is planned to comply with development standards that generally apply to lots in 'C-2' Retail Districts, with the following additions or exceptions to ordinary standards:

- Zoning regulations generally require a minimum 50-foot wide buffer on lots in 'C-2' Retail Districts where such lots adjoin a residential zoning district. The depth of the buffer area may be reduced to 30 feet if the equivalent area of landscaping is provided within the buffer area. Within this buffer area, no development is allowed except for required or permitted landscaping and screening, stormwater detention facilities, and pedestrian walkways.

The development plan shows only a 10-foot wide buffer area. However, the applicant is proposing additional landscaping (a total of 18,570 square feet) in this 10-foot wide buffer area. A 6-foot high privacy fence and landscaping is planned along this site's north, west and south property lines adjacent to residential zoning districts, as required by ordinary standards.

- The development plan shows open storage and display areas (Areas 1, 3 and 4) where plant materials are proposed to be displayed in unlimited quantity. No open storage and display of merchandise, material and equipment is generally allowed in 'C-2' zoning districts.
- Proposed open storage and display of plant material in Area 1 is not planned to be screened from view from adjacent Finfeather Road. Zoning regulations generally require such open storage to be screened when visible from a public right-of-way.
- The display, sale and storage of soil, crushed rock and gravel is proposed to be allowed in Area 3 near the western property line. Zoning regulations currently limit such activity to properties zoned 'I' Industrial District.

## **ANALYSIS:**

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors.

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.

**Staff believes that the proposed Planned Development District to allow a wholesale plant nursery at this particular location is compatible with existing and anticipated land uses surrounding this site. The subject property is adjoined by residential uses and zoning districts on three of its four sides. Staff recognizes the investment that nearby residents have made in their properties and their right to maintain privacy. However, even a very successful wholesale plant nursery operation at this location should have minimal (if any) adverse impacts on the living comfort in the adjoining residential neighborhood.**

**Staff believes that the proposed additional landscaping around the margins of this site is sufficient to allow only a 10-foot wide buffer area separate this proposed nonresidential use from adjacent residential properties. Furthermore, staff believes that allowing unscreened outdoor display of only plants on most of this site will not be detrimental to nearby properties. This property's current zoning classification, the 'I' Industrial District, allows outdoor display of any merchandise, material or equipment in unlimited quantities.**

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

**Any issues regarding utility capacity will be addressed at the time of development.**

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

**Staff contends that there is vacant land classified for similar development available elsewhere in the City. Staff is not aware of any special circumstances which may make that land unavailable for development.**

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

**Staff contends that wholesale developments are developing at a slow pace, in this vicinity and elsewhere in the City.**

5. How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

**If the proposed zone change were approved, staff believes there to be few if any effects on other areas designated for similar developments.**

6. Any other factors affecting health, safety, morals, or general welfare.

**Staff believes that future use and development of this property as proposed with this Planned Development District will not adversely affect health, safety, morals, or general welfare.**

## **RECOMMENDATION:**

Staff recommends **approval** of this proposed Planned Development District to allow a wholesale plant nursery on this property in accordance with the submitted development plan.